

Zoning Department

Annual Report for 2010

2010 DEPARTMENT STAFF

Rob KlotzPlanning and Zoning Director
VacantZoning and Planning Technician
(as of 2/14/09)
Jeff SimesOnsite Waste Systems Technician
Michelle StaffZoning/OnsiteWaste Systems Technician
VacantSolid Waste/Zoning Technician
(as of 7/3/07)
Deb MagritzAdministrative Clerk
Laurie MillerZoning Assistant
Sharon EhrhardtZoning/Solid Waste-Air Quality Program

Assistant

2010 ZONING REVENUES

Permits Issued/Public Hearing Fees/Survey Review Fees/Copies \$ 110,581
Farmland Preservation Program Recertification
ZONING AND LAND USE REVENUES
2010 SANITATION REVENUES
SANITARY PERMITS 113 Sanitary Permits Issued in 2010. \$ 44,200
SOIL TEST FILING FEE 99 Soil Tests Filed in 2010. \$ 5,500
WISCONSIN FUND County Fees Received in 2010 From Three Applicants\$ 300
State Grant Amount/Program Year 2009-2010\$ 17,876
TOTAL WISCONSIN FUND REVENUES\$ 18,176
Grant Monies Redistributed
NET COUNTY RECEIPTS FROM WISCONSIN FUND\$ 300
TOTAL SANITATION REVENUES\$ 67,876
Grant Monies Redistributed
NET COUNTY SANITATION RECEIPTS- PERMITS, SOIL TEST FILING & WISCONSIN FUND\$ 50,000
NET COMBINED FUNDS
Zoning and Land Use Revenues
Sanitary Permits/Soil Test Filing Fees
Wisconsin Fund Net Receipts
TOTAL ZONING & SANITATION REVENUES\$ 162,483

Jefferson County Zoning and Sanitation

			MUNICIPA								
		COPIES/	L COPIES/	SANITARY		FARMLAN	WIS		2010		2009-2010
MONTH	LU/OTHER	MAPS	PRINTING	(COUNTY)	SOIL TEST	D	FUND	REFUND	TOTAL	2009 TOTAL	Difference
	7101.4321	7101.451	7101.472	7101.432002	7101.458	7101.458	7102.421				
January	\$10,075.00	\$751.57	\$0.00	\$1,625.00	\$150.00	\$680.00	\$0.00	\$0.00	\$13,281.57	\$8,301.28	\$4,980.29
February	\$5,815.00	\$265.14	\$0.00	\$900.00	\$150.00	\$422.00	\$100.00	\$0.00	\$7,652.14	\$13,102.80	-\$5,450.66
March	\$11,130.00	\$74.03	\$0.00	\$2,150.00	\$200.00	\$320.00	\$0.00	-\$360.00	\$13,514.03	\$13,416.07	\$97.96
April	\$13,500.00	\$141.17	\$0.00	\$3,550.00	\$400.00	\$220.00	\$0.00	\$0.00	\$17,811.17	\$20,785.25	-\$2,974.08
May	\$10,891.30	\$51.81	\$0.00	\$2,550.00	\$300.00	\$40.00	\$0.00	-\$250.00	\$13,583.11	\$20,738.90	-\$7,155.79
June	\$10,375.10	\$57.00	\$0.00	\$5,700.00	\$700.00	\$0.00	\$0.00	-\$60.00	\$16,772.10	\$23,886.02	-\$7,113.92
July	\$8,036.00	\$36.67	\$0.00	\$5,700.00	\$250.00	\$20.00	\$0.00	-\$50.00	\$13,992.67	\$16,259.74	-\$2,267.07
August	\$7,015.00	\$57.80	\$0.00	\$5,475.00	\$550.00	\$20.00	\$0.00	-\$380.00	\$12,737.80	\$21,037.93	-\$8,300.13
September	\$6,605.00	\$58.73	\$0.00	\$6,775.00	\$450.00	\$0.00	\$0.00	-\$350.00	\$13,538.73	\$18,306.74	-\$4,768.01
October	\$10,240.00	\$225.34	\$0.00	\$5,075.00	\$350.00	\$60.00	\$0.00	\$0.00	\$15,950.34	\$21,623.46	-\$5,673.12
November	\$8,990.00	\$86.30	\$0.00	\$5,425.00	\$750.00	\$20.00	\$200.00	\$0.00	\$15,471.30	\$11,655.02	\$3,816.28
December	\$7,545.00	\$108.19	\$0.00	\$1,875.00	\$300.00	\$0.00	\$100.00	-\$50.00	\$9,878.19	\$7,580.11	\$2,298.08
Total TYD	\$110,217.40	\$1,913.75	\$0.00	\$46,800.00	\$4,550.00	\$1,802.00	\$400.00	-\$1,500.00	\$164,183.15	\$196,693.32	-\$32,510.17

2009 Actual Zoning Deposit	\$196,693.32	2010 Budget Revenues	\$200,600
2009 Actual Clerks Deposit	\$202,305.48	2010 Deposits YTD	\$164,183
Difference	\$5,612.16		

Note: Sales tax and State Sanitary permit revenues are omitted from this table due to the fact that these revenues are returned to the State of Wisconsin.

The Planning and Zoning Department is responsible for the implementation of the Jefferson County Agricultural Preservation and Land Use Plan and Zoning Ordinance, which includes state regulations in Wisconsin Administrative Rules NR135, ATCP51 and NR 115, and Chapters 59.69 and 66.1001 of Wisconsin Statutes; Private Sewage System Ordinance including DCOMM83 and Chapters 59.7 and 145 of Wisconsin Statutes; the Floodplain Ordinance including state regulations in NR116 and federal regulations in CFR60; Shoreland/Wetland Ordinance including NR115; Land Division/Subdivision Ordinance including Chapters 59 and 236 of Wisconsin Statutes; Clean Sweeps with their education components for the Solid Waste Program; and Wisconsin Fund Grant Program and Private On-Site Waste Treatment System (POWTS) maintenance involving DCOMM83 and Chapter 145 of State Statutes. These programs are administered with a staff of six and the involvement of the Jefferson County Board of Supervisors, Planning and Zoning Committee, Corporation Counsel and federal and state agencies including the Federal Emergency Management Agency (FEMA), U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, State of Wisconsin Department of Natural Resources (DNR), Department of Commerce, Department of Agriculture, Trade and Consumer Protection (DATCP) and Department of Administration. Most of these programs, plans and ordinances are mandated by the federal and state governments. This Department functions under the direction of the Planning and Zoning Director who is appointed by the County Administrator. Policy guidance is provided by the County Board's Planning and Zoning Committee.

Two thousand ten continued to be another very challenging year for the Planning and Zoning Department. The severe economic downturn in construction activity which began in 2007 has deepened, with permit revenues dropping \$44,733, contributing to an overall department budget deficit of \$\$40,034 by the close of 2010. The evaporation of new home construction with related permitting requirements accounted for the majority of this budget shortfall. The Department issued a total of 518 Zoning and Land Use Permits. This included 66 new, single-family residences compared with 85 new, single-family residences permitted in 2009, 102 in 2008 and 150 in 2007. Fee increases which were approved by County Board over the last several years have not yet helped the bottom line due to the lack of permits. This Department's revenues will not return until the economy and housing market rebound. Revenue numbers for the first half of 2011 demonstrate a continued weakness, and we will again be challenged to meet our current revenue projections.

In the face of changing political winds, decreasing revenues and reduced staffing levels, the Planning and Zoning Department continues to keep up with new state and federal programs, or changes to existing programs. December 2010 saw the culmination of a multi-year process to adopt the county's "Smart Growth" plan. Work also began on an update and revision as required by Chapter 91, Wis. Stats., to the Jefferson County Agricultural Preservation and Land Use Plan, which is required for landowners to maintain eligibility for the Farmland Preservation tax credit and other "Working Lands" initiatives. This process should be finalized in December of 2011. An update was also mandated by the state regarding our subdivision ordinance according to Chapter 236 Wis. Stats., which adjusted timelines for review of subdivision plats and certified surveys. We also have begun the state-mandated rewrite of our shoreland/wetland ordinances as determined by NR115. This process is required to be concluded by February of 2012. We have also started the POWTS maintenance inventory of all existing private on-site waste treatment systems as required by COMM83 and the Department of Commerce. The inventory and program operation must be completed by 2015. Other new laws from the state are pending, including proposed regulations for wind energy, and new floodplain study and maps from FEMA and DNR. This Department is extremely fortunate to have competent and veteran employees to help us continue meeting our mandated requirements of the multiple federal and state program for which we are responsible. The entire staff performed exceptionally well in 2010; staff currently consists of:

Rob Klotz, Director - 1988

Jeff Simes, On-Site Waste Systems Technician – 1994

Michelle Staff, Zoning/On-Site Waste Systems Technician – 2004

Deb Magritz, Administrative Clerk – 1991

Laurie Miller, Zoning Assistant – 1993

Sharon Ehrhardt, Solid Waste/Zoning Program Assistant – 2001

Two thousand ten also saw the continuation of the ongoing workload from the "Great Flood" of 2008, which still placed additional responsibilities and burdens on the Department. As mandated by FEMA, substantial damage inspections continued for residences located in the floodplain of Jefferson County. The Zoning Department continued to issue permits and conducted reassessments throughout 2010 as county residents repaired, reconstructed, filed for buyout or removed damaged or substantially damaged residences. Two thousand ten saw the issuance of 40 floodplain-related permits, as well as 22 shoreland/wetland permits. In other flood-related matters, the new FIRM (Flood Insurance Rate Maps), which became effective in Jefferson County on June 2, 2009, are being restudied and redone at the direction of FEMA and DNR. We will again have new maps in the near future. The Department was also put on notice by DNR staff that, this fall, we will be undergoing a Community Assistance Visit (CAV) audit to review our floodplain program. The last such audit was in 1994.

The Jefferson County Zoning Department and Planning and Zoning Committee continued implementation of the current Jefferson County Agricultural Preservation and Land Use Plan adopted by County Board in October of 1999, using it in daily work as well as in their decision-making processes and recommendations to County Board. From 2000 through 2010, under the current plan and ordinance, 32,472 acres have been protected from further A-3 Rural Residential zone requests with a total of 1,629 acres rezoned, for an average of 75 A-3 lots per year at an average lot size of 1.98 acres each for the eleven year period. In 2010, 34 A-3 lots were effectuated, averaging 2.07 acres each. The Farmland Preservation Plan and Ordinance update as required by Chapter 91 of Wis. Stats. has been forwarded to DATCP for review and approval. This process should be completed by the end of 2011.

Our Department regulates and inspects the installation of all new and replacement private on-site waste treatment systems (POWTS) in the county. Each installation is required by law to be inspected for proper installation. Two thousand ten saw a total of 113 new and replacement POWTS. This compares to 119 in 2009 and 117 in 2008, but was a significant drop from 2007 when we had 168 new and replacement systems. We also continue to administer the Wisconsin Fund Program, which makes money available to replace failing private sewage systems for those meeting income criteria. This year, four applicants received a total of \$17,876. Since the program's inception in 1991, Jefferson County taxpayers have received approximately \$304,000 for septic system rehabilitation. The State of Wisconsin, through the Department of Commerce (DCOMM), has implemented a new law which will require us to adopt a new private on-site waste treatment system (POWTS) maintenance program for all POWTS in the county. Recently, legislation regarding this maintenance program was passed to allow counties to delay implementation for the septic inventory until 2013 and for having a functioning program until 2015. As mentioned earlier in this report, the inventory process for this program has been started by our Department. Due to the numbers involved, the implementation of the maintenance program will be done over the next several years, with completion by 2015.

In 2010, the Solid Waste/Air Quality Committee continued its task of providing recycling education and holding clean sweep events. Host-fee revenues received from Deer Track Park Landfill as part of the negotiated agreement have been less than in past years, but have seemed to stabilize. Due to the uncertainty of funding, only two clean sweep events were held in 2010. Projections for 2011 seem to indicate the ability to expand back to four events. For the year 2010, Jefferson County Clean Sweeps

accounted for 110,157 pounds of household, agricultural, electronic and pharmaceutical wastes being recycled instead of it ending up in the landfill. Two hundred twenty-four people were served by clean sweep events in 2010 at a cost to the county of \$35,607. In 2010 the County received no grant money for the Clean Sweep Program. The Solid Waste/Air Quality Committee has found that by working in partnership with the Cities of Watertown and Fort Atkinson, Town of Ixonia, Jefferson County Sheriff's Office, and Watertown and Lake Mills Police Departments, we could offer permanent drop-off sites for electronics and drugs for the convenience of Jefferson County residents. The future success of the Clean Sweep program depends upon these types of partnerships. The City of Watertown provided \$20,000 for 2010 to cover the cost of the Watertown Clean Sweep event, and multiple towns and municipalities of Jefferson County responded to the need for funding by donating approximately \$5,620 to help with this worthwhile program. Education efforts by the Committee continued in 2010 through newspaper articles and information posted on the Department's website. Two thousand ten also saw the initiation of a drug drop-off box located at the Sheriff's Office. This allowed citizens to properly dispose of unused, outdated drugs and pharmaceuticals at their convenience rather than holding them until the next clean sweep event. This has led to hundreds of pounds of drugs being kept out of the landfill, our water supply, and our kids' and grandkids' hands. Two thousand eleven will likely see changes to the education element of the Solid Waste/Air Quality Committee's work due to economic changes as well as new approached being discussed.

Two thousand ten presented a multitude of challenges, obstacles and opportunities for the Planning and Zoning Department. We continue to do the best we can with what we have, and accept the challenges that lie ahead. Most of our time involves the implementation, operation and enforcement of federal or statemandated programs, including floodplain (FEMA, DNR), new NR115 shoreland/wetland regulations (DNR), septic installations and septic maintenance program (DCOMM) and Smart Growth and Farmland Preservation Program plan and ordinance updates and recertification (Sec. 59.69 and Ch. 91, 66.1001 Wis. Stats.). These programs and the laws that implement them seem to change regularly as political whims win out over common sense. Looking ahead, 2011 and 2012 will remain a challenge in the area of revenues and in keeping up with the ever-present changes in the laws that our staff must enforce at reduced staffing levels.

This report contains several charts and graphs depicting a variety of data. Most of these are self-explanatory, but if you have questions, feel free to contact the Zoning Department with your questions or comments.

2010 ZONING REPORT LAND USE PERMIT BREAKDOWN

TOTAL PERMITS ISSUED

TVPE OF CONSTRUCTION

TITE OF CONCINCION	TO THE LEMMITO ROOCED
New Single Family Construction	66
Additions to Single Family Construction	113
New Multi-Family Construction	1 (2 units
New (Or Moved/Relocated) Mobile Home Placements	1
Additions to Mobile Homes	1
Mobile Home in MH Park	1
Accessory Structures in MH Park	4
Mobile Home in Mobile Home Park - Additions, Altera	tions, Conversions 11

Other Non-Housekeeping Shelter	0
New Attached or Detached Garages	60
New Amusement, Social or Recreational Buildings	0
New Churches and Other Religious Buildings	0
New Industrial Buildings	0
New Parking Garages	0
New Service Stations & Repair Garages	0
New Hospitals and Institutional	0
New Offices, Banks and Professional	0
New Public Works and Utilities	4
New Schools and Other Educational	0
New Stores and Customer Service	0
New Other Non-Residential Buildings	116
Structures Other than Buildings	22
Moved/Relocated Detached Structures	0
Additions to Any Non-Residential Buildings	37
Sign Permits	19
Shoreland/Wetland Permits	22
Floodplain Permits	25
Flood Damage Repair Permits	15
TOTAL	518
PUBLIC HEARING PETITION BREAKDOWN	<u>1</u>
Variances/Appeal	37
Zoning Ordinance Map and Text Amendments	52
Conditional Use Permit Applications.	40
TOTAL	129

2010 SANITATION REPORT

PERMIT BREAKDOWN

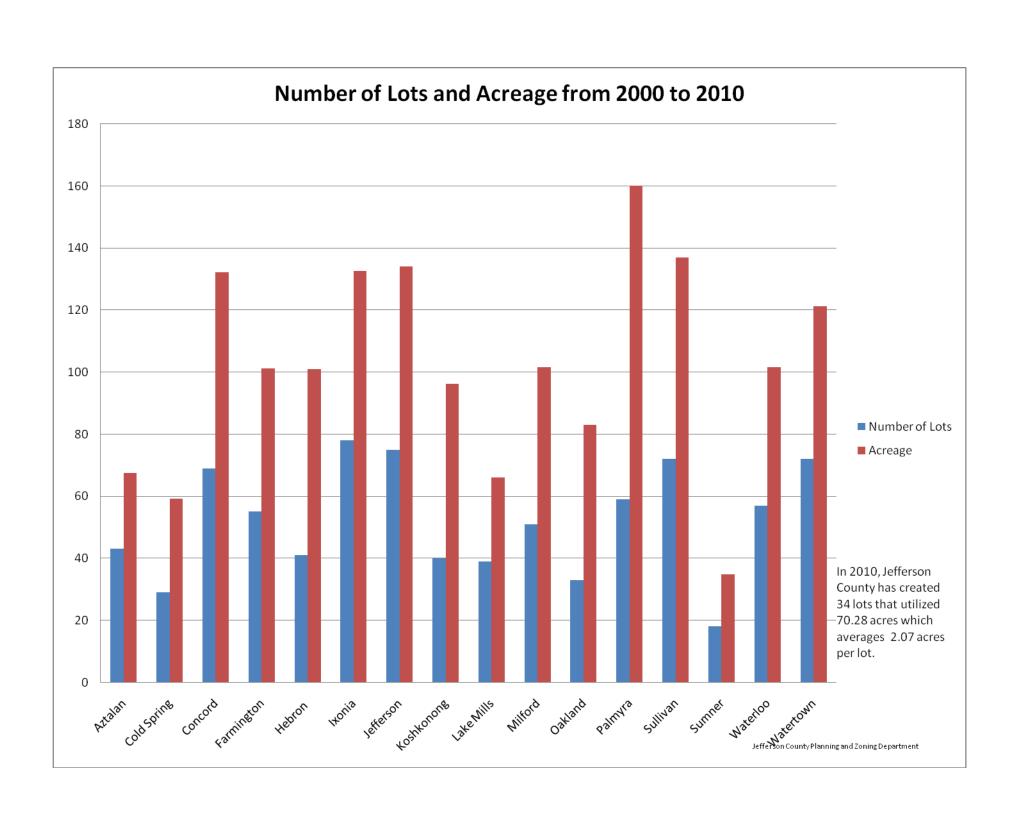
TYPE OF SYSTEM	TOTAL PERMITS ISSUED
New Construction At-Grade Systems	(
At Grade Systems as Replacements for Existing C	Construction2
New Construction Aerobic Treatment Unit Syste	ms (
Aerobic Treatment Unit Systems as Replacement New Aerobic Treatment Unit/Mound Systems	s for Existing Construction 1
Replacement Aerobic Treatment Unit/Pressurize Aerobic Treatment Unit/Mound Systems as Rep	ed In-Ground Systems (
Addition of an Aerobic Treatment Unit to Existing	ng System1
New Construction Holding Tanks	
Holding Tanks as Replacements for Existing Cor	
Holding Tanks as Tank Replacements Only	
New Construction Mound Systems	14
Mounds as Replacements for Existing Construction	
Additions to Mound Systems	
Tank Replacements for Mound Systems	
System Repair to Mound Systems	
New Construction Non-Pressurized In-Ground S	•
Non-Pressurized In-Ground Systems as Replacer	
Non-Pressurized In-Ground Systems – Tank Rep	
Additions to Non-Pressurized In-Ground System	
System Repair to Non-Pressurized In-Ground Sy	
Reconnection of Septic Tank to Non-Pressurized	In-Ground Systems (
New Construction Pressurized In-Ground System	
Replacement of Pressurized In-Ground Systems.	
System Repair to Pressurized In-Ground Systems	S (
TOTAL NEW & REPLACEMENT SYSTEMS	11:
TOTAL TRANSFER PERMITS	
TOTAL PLUMBER TO PLUMBER (REVISION	N) (
TOTAL VOID PERMITS	(
TOTAL RENEWAL PERMITS	
TOTAL REISSUE OF EXPIRED PERMIT	
TOTAL PERMITS ISSUED	114
TOTAL PLAN REVISIONS	2
TOTAL SOIL TESTS SUBMITTED	q
(Permit Series - #528049 to #528106	0, #539301 to #539362)

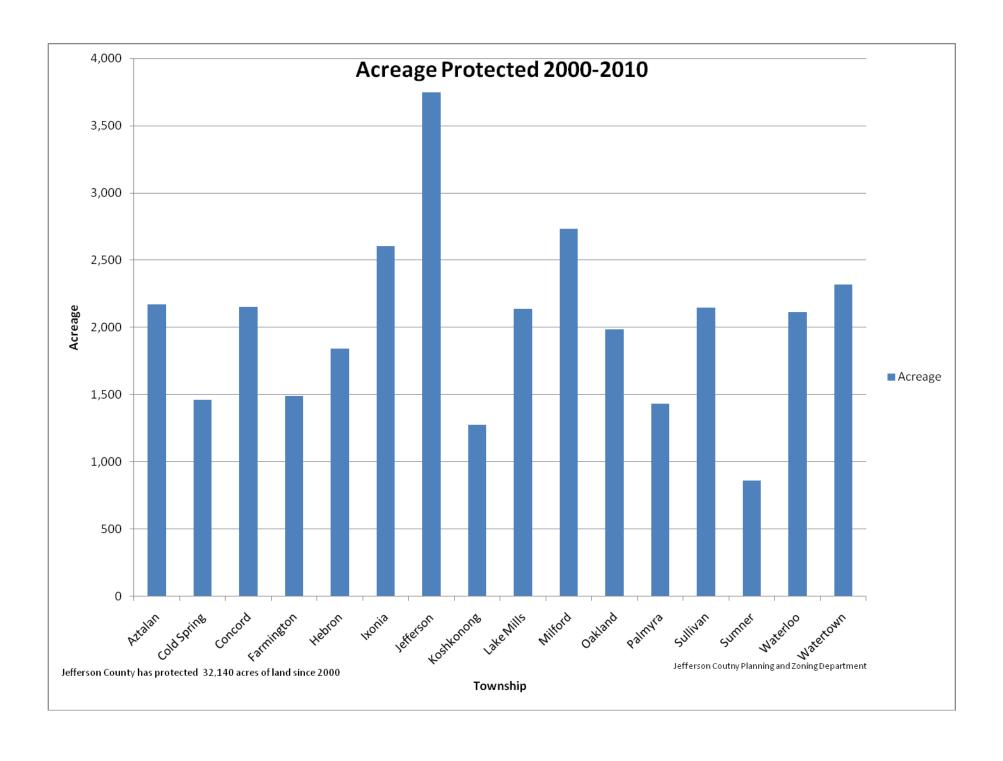
Acres Protected 2000-2010

Rezoned A-3 Acres 2000-2010

			Number of	
Town	Acreage	Township	Lots	Acreage
Aztalan	2,173	Aztalan	43	67.44
Cold Spring	1,459	Cold Spring	29	59.11
Concord	2,152	Concord	69	132.27
Farmington	1,492	Farmington	55	101.07
Hebron	1,840	Hebron	41	100.93
Ixonia	2,605	Ixonia	78	132.55
Jefferson	3,748	Jefferson	75	134.01
Koshkonong	1,274	Koshkonong	40	96.24
Lake Mills	2,137	Lake Mills	39	65.96
Milford	2,734	Milford	51	101.56
Oakland	1,987	Oakland	33	83.04
Palmyra	1,430	Palmyra	59	160.05
Sullivan	2,145	Sullivan	72	136.94
Sumner	860	Sumner	18	34.73
Waterloo	2,115	Waterloo	57	101.52
Watertown	2,320	Watertown	72	121.23
Total	32,472	Total	831	1,629

Jefferson County Planning and Zoning Department





Jefferson County Clean Sweep History

YEAR	ТҮРЕ	NET WT (lbs.)	COST (w/o grants)	PARTICIPANTS	GRANT \$	TYPE OF GRANT	Donations
1992	Household	5,065	\$35,765	243	\$15,000	DNR Grant	
1993	Agricultural	7,025	\$33,365	61	\$8,000	Donation	
1994	Household	14,363	\$42,372	341	\$15,000	DNR Grant	
1995	Agricultural	14,196	\$37,825	75	\$35,000	DATCP Grant	
1996	Household	22,042	\$34,573	429	\$0	None	
1997	Agricultural	13,160	\$26,853	45	\$15,958	DATCP Grant	
1998	Household	25.187	\$34.273	413	\$15,000	DNR Grant	
2000	Agricultural/Business	52,599	\$60,774	188	\$25,597	DATCP Grant	
2000	Household	32.076		420	\$15,000	DNR Grant	
2001	Agricultural/Business	36,303		136	\$23,714	DATCP Grant	
2002	Household, Agricultural/Business	50,304	\$67,509	488	\$24,000	DATCP Grant	
2003	Household, Agricultural/Business	63,208	\$95,945	463	\$42,698	DATCP Grant	
					\$15,000	DNR Grant	
2004	Household, Agricultural/Business	69,397	\$70,950	415	\$22,000	DATCP Grant	
					\$15,000	DNR Grant	
2005	Household/Agricultural/	102,128	\$81,983	536	\$20,000	HHW Grant	
	Flectronic/Rusiness				\$16,000	Ag Grant	
2006	Household/Agricultural/	73,300	\$60,770	524	\$19,000	HHW Grant	
	Flectronic/Business				\$15 500	Ag Grant	
2007	Household/Agricultural/	111,781	\$96,559	684	\$20,000	HHW Grant	
	Electronic/Pharmaceutical/ Business				\$11.500	Ag Grant	
2008	Household/Agricultural/	99,995	\$88,705	592	\$18,000	HHW Grant	
	Electronic/Pharmaceutical/Business				\$11,000	Ag Grant	
					\$5,000	Pharmaceuical	
2009	Household/Agricultural/	95,623	\$54,424	587	\$15,550	HHW Grant	
	Electronic/Pharmaceutical/Business				\$7,500	Ag Grant	
					\$3,375	Pharmaceuical	
2010	Household/Agricultural/	25,442	\$35,607	224	None	HHW Grant	\$20,000 (Watertown)
	Electronic/Pharmaceutical/Business					Ag Grant Pharmaceuical	\$5,620 (Other)
TOTALS		913,194	\$1,061,307	6,864	\$192,269		\$25,620

2010 Hazardous Waste Collection Surveys

PARTICIPANTS	22-May	18-Sep	TOTALS
Household	117	90	207
AG	8	4	12
AG-Business	0	0	0
VSQG (Businesses)	0	2	2
Not Surveyed	3	0	3
TOTAL PARTICIPANTS	128	96	224
Total Pounds for each Event.	22-May	18-Sep	TOTALS
Household Waste Veolia	12,815	6,993	19,808.00
E-Waste URT Processing Asset			
Management	0	0	0.00
Pharmaceutical Waste			
Non-Controlled	283	169	452.00
Controlled	22	69	91.00
Combined Household Waste	12,815	6,993	19,808.00
AG	4515	667	5,182.00
VSQG			0.00
TOTAL POUNDS	17613.0	7829.0	25,442.00

This Does Not Include FI tubes and ballasts

22-May	18-Sep	TOTALS
1	2	3
\$82.33	\$79.18	\$161.51
\$0.00	\$0.00	\$0.00
\$82.33	\$79.18	\$161.51
	1 \$82.33 \$0.00	1 2 \$82.33 \$79.18 \$0.00 \$0.00

			A or C		Total Cost of Ag & HH
Total Cost of Household Event	URT \$	HH \$	Ag \$	Pharm \$	Events
May 22, 2010	\$0.00	\$16,156.31	\$4,896.90	\$576.50	\$21,629.71
September 18, 2010	\$0.00	\$11,384.23	\$882.02	\$369.25	\$12,635.50
Final Witness Burn	\$0.00	\$0.00	\$0.00	\$487.72	\$487.72
E-Waste MIS, November 9, 2010	\$519.21	\$0.00	\$0.00	\$0.00	\$519.21
E-Waste MIS, November 23, 2010	\$334.95	\$0.00	\$0.00	\$0.00	\$334.95
TOTAL	\$854.16	\$27,540.54	\$5,778.92	\$1,433.47	\$35,607.09

 BUDGETED 2010
 \$30,000.00

 Watertown Donation
 \$20,000.00

 Year to Date Disposal Cost
 \$35,607.09

\$14,392.91